

**COUNTY OF LOS ANGELES
DEPARTMENT OF PARKS AND RECREATION**



Tim Gallagher, Director

October 7, 2003

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Dear Supervisors:

**AUTHORIZE THE ACCEPTANCE OF THE CONSTRUCTION CONTRACT AND
RELEASE OF RETENTION FOR NEW ACTIVITY BUILDING AND GENERAL PARK
REFURBISHMENT AT MANZANITA COUNTY PARK
C.P. No. 69185, SPEC. No. 98-3090
(Fourth District - 3-vote matter)**

**JOINT RECOMMENDATION WITH THE CHIEF ADMINISTRATIVE OFFICER THAT
YOUR BOARD:**

1. Accept the work of the contractor, Sai Power Development, Inc., for completion of the General Park Refurbishment Project at Manzanita Park, at a total construction cost of \$1,882,861.
2. Instruct the Department of Parks and Recreation to release the retention amount of \$171,280 to Sai Power Development, Inc.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The Department is recommending that your Board authorize the Director of Parks and Recreation to release the retention amount of \$171,280 to Sai Power Development, Inc. and accept the completed New Activity Building and General Refurbishment Project at Manzanita Park.

The construction contract at Manzanita Park consisted of demolition of the old park office building and courtyard, construction of a new park office building, activity room and courtyard with connecting utilities, three (3) new shade structures, fourteen (14) new picnic tables, four (4) new Bar-B-Q pits and ADA compliant sidewalks. This project also included security lighting throughout the park; re-paving and striping the parking lot, a new irrigation system throughout the park with two (2) new controllers, remote control valves and associated sprinkler heads, planting new trees and shrubs at various locations in the park, the installation of a new control panel for electric power, and a new park sign.

The Department utilized its Youth Employment Program to plant the trees and shrubs throughout the park.

The project is one of more than 200 capital improvement projects that the Department is undertaking as a result of the voters' approval of the Safe Neighborhood Parks propositions of 1992 and 1996.

Implementation of Strategic Plan Goals

Acceptance of this completed capital project supports several goals of the County Strategic Plan. They include:

Goal 4: The addition of the new activity center and general park improvements has greatly improved and enhanced the County's public infrastructure.

Goal 5: Community access to the new activity center, with the associated Parks and Recreation programs and staff, will provide for the social and emotional well being of the children and families of the community.

Goal 8: The installation of ADA compliant sidewalks and new security lighting throughout the park will afford a higher level of security for all residents of the community.

FISCAL IMPACT/FINANCING

Project Budget Impact

Total construction cost for the project was \$1,882,861, including the base bid contract of \$1,712,800 and approved issued change orders of \$170,061. The total cost including plans and specifications, plan review, make-ready activities, construction, Consultant services and County services was \$2,427,096. The project was completed for \$28,622 less than the \$2,455,718 budget amount previously authorized by your Board on February 13, 2001 (see attachment A).

The project funding breakdown is as follows:

\$ 43,712	Safe Neighborhood Park 1992 Proposition A, under Section (8): Subsection (a), Paragraph (2), Subparagraph (FF).
\$ 262,571	Safe Neighborhood Park 1992 Proposition A, under Section (8): Subsection (b), Paragraph (1).
\$ 630,000	Safe Neighborhood Park 1996 Proposition A, under Section (3)

	Subsection (a), Paragraph (1), Subparagraph (RR).
\$ 50,000	Safe Neighborhood Park 1996 Proposition A, under Section (3), Subsection (a), Paragraph (1), Subparagraph (B).
\$ 810,000	Safe Neighborhood Park 1996 Proposition A, under section (3), Subsection (a), Paragraph (1), Subparagraph (DD).
\$ 567,813	Safe Neighborhood Park 1996 Proposition A, Section (3), Subsection (c), Paragraph (1) funds identified for the new activity building and general park refurbishment.
\$ 20,000	Quimby funds.
\$ 43,000	Net County Cost deferred maintenance-matching funds.

Operating Budget Impact

The Department incurred a one-time start-up cost of \$13,707 for equipment, furnishings and supplies to operate and program the new improvements. Funding was provided in fiscal year 2001-02. The Department will incur an increase in annual, ongoing operational costs of \$56,333 for staffing, utilities and supplies. Sufficient funding is available in the Department's 2003-04 Budget.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The improvements to the park facility were substantially complete on December 4, 2002, and the Department took beneficial occupancy of this portion of the project on that day.

Acceptance by your Board can be recommended at this time as the contractor has submitted the Certificate of Compliance in accordance with the agreement requirements (see attachment B).

CONTRACTING PROCESS

On February 13, 2001, your Board awarded a construction contract to Sai Power Development, Inc. for \$1,712,800 and authorized the Director to approve change orders up to a maximum amount of \$171,280, for a total authorized construction cost of \$1,884,080.

In accordance with your Board's request of February 3, 1998, the Notice Inviting Construction Bids for this project was posted on the County's Small Business web site on September 6, 2000.

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IMPACT ON CURRENT SERVICES (OR PROJECTS)

The completion of the park refurbishments provides additional recreational and social facilities as well as improved parkland for the unincorporated community of Hacienda Heights.

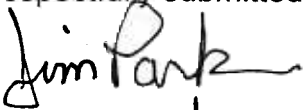
ENVIRONMENTAL DOCUMENTATION

On June 13, 2000, your Board found the project to be categorically exempt from the California Environmental Quality Act.

CONCLUSION

Please instruct the Executive Officer-Clerk of the Board to forward one conformed copy to the Chief Administrative Office, Capital Projects Division and the original and four (4) conformed copies of this letter to the Department of Parks and Recreation for distribution.

Respectfully submitted,



for

Tim Gallagher
Director

David E. Janssen
Chief Administrative Officer

Attachment (2)

c: Executive Officer (22)
County Counsel

ATTACHMENT A

AUTHORIZE ACCEPTANCE OF CONSTRUCTION CONTRACT AND THE RELEASE OF RETENTION FOR THE NEW ACTIVITY BUILDING AND GENERAL REFURBISHMENT PROJECT AT MANZANITA PARK C.P. NO. 69185, SPEC. NO. 98-3090 (Fourth District - 3- Vote Matter)

I. PROJECT SCHEDULE			
Project Activity	Scheduled Completion Date	Revised Completion Date	Date Completed
1. Land Acquisition	N/A		N/A
2. Negative Declaration	N/A		N/A
3. Program	N/A		6/95
4. Schematic Design	10/98		10/98
5. Design Development	05/99		05/99
6. Construction Documents	05/00		N/A
7. Jurisdictional Approval	N/A		N/A
8. Construction Contract Award	11/00	02/01	02/01
9. Construction Start	12/00	03/01	5/01
10. Beneficial Occupancy	12/01	05/02	12/02
11. Final Acceptance	01/02	10/03	10/03

II. PROJECT COST SUMMARY

Cost Category	Estimated Project Cost	Impact of Proposed Action	Revised Project Cost	Expenditures & Encumbrance To Date
1. Land Acquisition	N/A	N/A	N/A	N/A
2. Plans and Specifications	\$137,361	(\$11,411)	\$125,950	\$125,950
3. Plan Review	\$26,008	(\$15,326)	\$10,682	\$10,682
4. Make-Ready Activities	\$11,000	\$1,056	\$12,056	\$12,056
5. Construction Contract Amount	\$1,712,800	0	\$1,712,800	\$1,712,800
Change Order	\$171,280	(\$1,219)	\$170,061	\$170,061
6. Equipment	N/A	N/A	N/A	N/A
7. Consultant Services	\$43,051	\$8,648	\$51,699	\$51,699
8. County Services	\$320,910	0	\$320,910	\$320,910
9. Other (Youth employment)**	\$33,308	(\$10,370)	\$22,938	\$22,938
TOTAL	\$2,455,718	(\$28,622)	\$2,427,096	\$2,427,096

* Includes change orders and contingencies. ** Includes material, labor and super

EXECUTIVE SUMMARY

Board Agenda: October 7, 2003

Supervisory District: Fourth

Facility Name: Manzanita County Park

Project Name: AUTHORIZE ACCEPTANCE OF THE CONSTRUCTION AND CONTRACT AND THE RELEASE OF RETENTION FOR MANZANITA COUNTY PARK NEW BUILDING AND GENERAL PARK REFURBISHMENT.

Budget: \$ 2,455,718

Funding Sources: \$ 306,283 Prop A '92

\$ 2,086,435 Prop A '96

\$ 43,000 Net County Cost

\$ 20,000 Quimby

Project Description:

- New Activity Building and enclosed Courtyard;
- New Office Building;
- New Park Sign
- ADA accessible walkways throughout the park with associated Security Lighting;
- Re-pave and re-stripe the parking lot and provide ADA accessible stalls and ramps;
- Install a new fire lane;
- Install a new irrigation system throughout the park with new remote operated control valves, sprinkler heads, two electronic controllers and a new irrigation pumping system;
- New Electrical Control Panel;
- New Drinking fountains at three locations in the park, in the Courtyard and on the outside of the Office Building;
- New HVAC Systems for the Office and the Activity Room;
- Two new Flag Poles;
- Plant Trees and Shrubs at various locations throughout the park.

Recommendations:

1. Approve the revised project budget of \$ 2,427,096 for the Manzanita New Activity Building General Park refurbishment Project (C.P. No. 69185).
2. Accept the work of the contractor, Sai Power Development, Inc. for completion of the General Park Refurbishment Project at Manzanita Park, at a total construction cost of \$ 1,882,861.
3. Instruct the Department of Parks and Recreation to release the retention amount of \$ 171,280 to Sai Power Development, Inc.

Solicitation Process: N/A

External Clearances:

County Counsel, Bob Cartwright - approved August 5, 2003

CAO, Peter Burgis – approved September 17, 2003

Issues: None

SAI POWER DEVELOPMENT

1370 N. Brea Blvd., Suite 212, Fullerton, CA 92835

ENGINEERS & CONTRACTORS

Tel: (714) 992-4545

Fax: (714) 992-6767

July 30, 2003

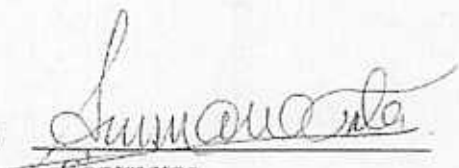
Certificate of Compliance

RE: MANZANITA COUNTY PARK
CERTIFICATE OF COMPLIANCE
GENERAL PARK REFURBISHMENT PROJECT
C.P. NO: 69185 SPEC. NO: 98-9090.

We SAI Power Development certify that all work has been performed and materials supplied in accordance with the drawings, specifications and contract documents for the above work, and that:

1. Not less than the prevailing rates of wages as ascertained by the Department has been paid to laborers, workers and mechanics employed on this work.
2. There have been no unauthorized substitution of subcontractors; nor have any Unauthorized subcontractors been entered into.
3. No Subcontract was assigned or transferred or performed by anyone other than the original subcontractor ; excepts as provided in Sections 4100-4113, inclusive, of the Public Contract Code.

(Signed)


Contractor

For SAI Power Development